

CITY CLERK  
GLOUCESTER, MA  
12 APR 30 AM 8:31

## GLOUCESTER CITY COUNCIL

9 Dale Avenue, Gloucester, MA 01930  
Office (978) 281-9720 Fax (978) 282-3051

### CITY COUNCIL STANDING COMMITTEE

#### Planning & Development Committee

Thursday, May 3, 2012 – 7:00 p.m.

Kyrouz Auditorium – City Hall

#### AGENDA

*(Items May be taken out of order at the discretion of the Committee)*

### SPECIAL JOINT MEETING OF PLANNING & DEVELOPMENT COMMITTEE

#### AND THE

### CITY OF GLOUCESTER PLANNING BOARD

#### IN CONJUNCTION WITH THE GLOUCESTER PLANNING BOARD'S PUBLIC HEARING ON THE FOLLOWING MATTER:

1. **Rezoning #2012-003: Atlantic Road #107 and #125, Amend Gloucester Zoning Ordinance to create an Existing Hotel Overlay District**

#### COMMITTEE

Councilor Bruce Tobey, Chair  
Councilor Greg Verga, Vice Chair  
Councilor Jacqueline Hardy

#### Committee members – Please bring relevant documentation

Back-up and Supporting Documentation all on file at the City Clerk's Office, City Hall

CC: Mayor Kirk  
Jim Duggan  
Gregg Cademartori  
Planning Board

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

LAW OFFICES  
OF  
J. MICHAEL FAHERTY

CITY CLERK  
GLOUCESTER, MA

12 MAR 12 PM 2:06

111 MAIN STREET  
GLOUCESTER, MA 01930  
TELEPHONE: (978) 283-9233  
(978) 281-0999  
FAX: (978) 283-0314

March 12, 2012

Gloucester City Council  
City Hall  
Nine Dale Avenue  
Gloucester, MA 01930

**RE: AMENDMENT TO ZONING ORDINANCE  
EXISTING HOTEL OVERLAY DISTRICT**

Dear Council Members:

Pursuant to Section 1.11 of the City of Gloucester Zoning Ordinance, I am hereby submitting, on behalf of my clients, Bass Rocks Ocean Inn, Inc., and Bonmal, Inc., a proposed Amendment to the Zoning Ordinance to create an Existing Hotel Overlay District together with the \$350 application fee.

Sincerely,

  
J. Michael Faherty

JMF/jf  
Enc.

**AUTHORIZATION**

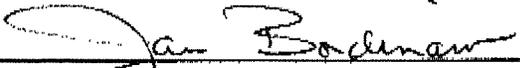
I, Tracey Muller, President of Bass Rocks Ocean Inn, Inc., authorize Bass Rocks Ocean Inn's attorney, J. Michael Faherty, of 111 Main Street, Gloucester, Massachusetts, to sign and file all necessary documents on behalf of and otherwise represent Bass Rocks Ocean Inn in seeking amendment(s) to the City of Gloucester Zoning Ordinance.

  
Tracey Muller, President  
Bass Rocks Ocean Inn, Inc.

3-12-12  
Date

**AUTHORIZATION**

I, Jan Bordinaro, President of Bonmal, Inc., authorize Bonmal's attorney, J. Michael Faherty, of 111 Main Street, Gloucester, Massachusetts, to sign and file all necessary documents on behalf of and otherwise represent Bonmal in seeking amendment(s) to the City of Gloucester Zoning Ordinance.

  
\_\_\_\_\_  
Jan Bordinaro, President  
Bonmal, Inc.

3/12/12  
Date

CITY CLERK  
GLOUCESTER, MA

12 MAR 12 PM 2:06

APPLICATION FOR REZONING

App. No. 2012-003  
Date: March 12, 2012

TO THE CITY COUNCIL OF THE CITY OF GLOUCESTER, MASSACHUSETTS:

We, the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance of the City of Gloucester as herein requested. In support of this application, the following facts are submitted:

1. The property sought to be rezoned is located at:  
  
Street: Atlantic Road - Map 72 Lots 1, 3  
  
On the: west side of the street, known as 107 and 125 Atlantic Road  
  
107 Atlantic has a varying depth of between 149.81 and 159.34 feet and Frontage of 489.66 feet  
125 Atlantic has a varying depth of between 150 and 229.79 feet and Frontage of 315.16 feet
2. Present Zoning Classification: **R-20**
3. Proposed Zoning Classification: **Existing Hotel Overlay District**
4. The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (i.e. across the street from) the property to be rezoned: **see attached**
5. It is proposed that the property will be put to this use: **continued use as hotel and/or any use authorized in the underlying R-20 zoning district**
6. It is proposed to construct the following buildings: **alterations of, additions to, and/or replacement of existing hotel(s) and/or new hotel(s) with accessory uses as may be authorized by this ordinance as amended**
7. Attached is a copy of the required map which shows the property and surrounding area, with all abutters circled.

**SIGNATURE AND ADDRESS OF OWNERS:**

Bass Rocks Ocean Inn, Inc.  
c/o J. Michael Faherty  
111 Main Street, Suite A  
Gloucester, MA 01930

Bonmal, Inc.  
c/o J. Michael Faherty  
111 Main Street, Suite A  
Gloucester, MA 01930

By: J. Michael Faherty  
J. Michael Faherty, their attorney

**SIGNATURE OF PETITIONERS:**

Bass Rocks Ocean Inn, Inc., & Bonmal, Inc.

By: J. Michael Faherty  
J. Michael Faherty, their attorney

Locus: Map 72, Lots 1 and 3

## **5.26 EXISTING HOTEL OVERLAY DISTRICT**

### **5.26.1 Purpose**

It is the purpose of the Existing Hotel Overlay District (“EHOD”) to encourage the continued use of properties within its bounds for a hotel, motel, or motor inn (hereinafter singularly or collectively referred to as a “Hotel”). The EHOD is designed to encourage expansion of the area’s existing uses and economic vitality by permitting the alteration, expansion, or replacement of existing Hotels and supporting uses, consistent with the goals of the City. Among the objectives of the EHOD are:

- (a) To facilitate the alteration, expansion, or replacement of existing Hotels in the EHOD together with uses accessory thereto;
- (b) To stimulate the general economy of the City by creating jobs and generating real estate and other tax revenue; and
- (c) To encourage the appropriate use of land.

### **5.26.2 Overlay District**

#### **5.26.2.1. Map**

The EHOD is an overlay district which encompasses land shown on Gloucester Assessors’ Map 72, Lots 1 and 3. Such land is also shown on the map entitled “[map title]” dated [Month, ##], 2012, incorporated herein by reference and hereby made a part of the City’s official zoning map.

#### **5.26.2.2 Establishment**

The EHOD is an overlay district superimposed on the underlying zoning district(s). The underlying zoning shall remain in full force and effect. To the extent that any provision in this Section 5.26 is in contradiction or conflicts with any other provision of this ordinance, the provisions of this Section 5.26 shall control.

#### **5.26.2.3 Applicability**

The City Council shall be the special permit granting authority for any required special permits granted pursuant to this Section 5.26, and the issuance of such special permits shall satisfy the procedural criteria set forth in this Section 5.26 and other relevant sections of this Ordinance.

#### **5.26.2.4 Standard to be Applied**

Special Permits under this Section 5.26 shall be granted under the standards of Section 1.8.3 (Special Permits) and Section 5.7.5 (Major Projects).

#### **5.26.3 Uses**

##### **5.26.3.1 Uses Allowed by Right**

- (a) Uses allowed by right in the underlying zoning district(s) shall continue to be allowed by right in the EHOD.
- (b) Any continuation of the use of an existing Hotel or any alteration, expansion, or replacement of an existing Hotel that results in an increase of not more than a thirty percent (30%) in the number of guest units and which buildings otherwise meet the dimensional requirements of the EHOD shall be allowed by right in the EHOD.
- (c) Existing accessory and other uses customarily accessory to or incidental to a Hotel use shall also be allowed by Right.

##### **5.26.3.2 Uses Authorized by Special Permit**

In addition to the uses permitted by right or by special permit in the underlying zoning district(s), the following uses shall be permitted subject to the issuance of a Special Permit issued by the City Council:

- (a) Alterations, expansions, or replacement of an existing Hotel that would result in an increase of more than thirty percent (30%) of the existing guest units; and
- (b) Independent accessory uses and other uses customarily accessory to or incidental to a Hotel use.

##### **5.26.3.3 Prohibited Uses**

Any use not specifically allowed by right or by Special Permit within the EHOD or in the underlying zoning district(s) is prohibited.

#### **5.26.4 Dimensional Requirements**

##### **5.26.4.1 Dimensional Table**

All buildings and structures permitted pursuant to the EHOD shall conform to the following dimensional requirements, which shall be incorporated into a separate table under EHOD:

Minimum lot area (sf)	40,000
Minimum lot area per guest unit (sf)	750
Minimum open space per guest unit (sf)	200 <sup>(i)</sup>
Minimum lot width (ft)	100
Minimum frontage (ft)	80
Minimum front yard (ft)	30 <sup>(ii)</sup>
Minimum side yards (ft) (each)	15 <sup>(ii)</sup>
Minimum rear yard (ft)	20 <sup>(ii)</sup>
Maximum building height (ft)	45 <sup>(iii)</sup>
Distance between principal buildings	10

- (i) Or, at the option of the land owner, a contiguous area of “open space,” as currently defined in this Ordinance of not less than 10,000 square feet all located in the front yard of the premises.
- (ii) Or the setback existing on site on the date of the adoption of this amendment to the Zoning Ordinance, whichever is less.
- (iii) In the EHOD District, maximum building height shall not include mechanicals and other non-habitable rooftop structures.

## **5.26.5 Off-Street Parking Requirements**

### **5.26.5.1 Off-Street Parking Requirements**

The minimum parking requirements for an existing Hotel within the EHOD shall be the number of parking spaces on site on the date of the adoption of this amendment to the Zoning Ordinance, which shall be verified by the Building Inspector. With respect to any alteration, expansion, or replacement of an existing Hotel, the minimum number of required parking spaces shall be the sum of the actual number of spaces required under Section 4.1.2(b) of this Ordinance for the existing Hotel and any additional required spaces due to the alteration, expansion, or replacement, but in no circumstances less than the minimum number of spaces existing upon the date of the adoption of this amendment to the Zoning Ordinance.

If a proposed alteration, expansion, or replacement of an existing Hotel does not conform with any parking provision in this ordinance, the special permit granting authority may authorize such nonconformance by the grant of a special permit.

## **5.26.7 Submissions**

### **5.26.7.1 Contents**

Any application for a special permit under the EHOD shall include a plan with the information required by Section 1.5.3(c) of this ordinance, being the submittal requirements for “CCS” special permits, unless the proposed use is a Major Project (*see* Section 5.7.1), in which case, the application shall comply with the requirements of Section 1.5.3(d) of this ordinance. In addition, any other special permits required pursuant to this ordinance, for which the City Council is designated as the special permit granting authority, shall include the information required in this ordinance.

Review of an application for a special permit shall comply with the procedural requirement of Section 1.5 of this ordinance as applicable to City Council special permits, including the requirements of notice and a public hearing and deadline for the same and for the issuance of a decision thereon.

### **5.26.8 Relief by Special Permit**

In any instance where a Hotel development does not comply with any provision of this Section 5.26 or any other provision of this ordinance, the City Council is authorized to issue zoning relief for such noncompliance by special permit(s) and not variance(s).



# City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 72-1

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.  
Gloucester Board of Assessors.

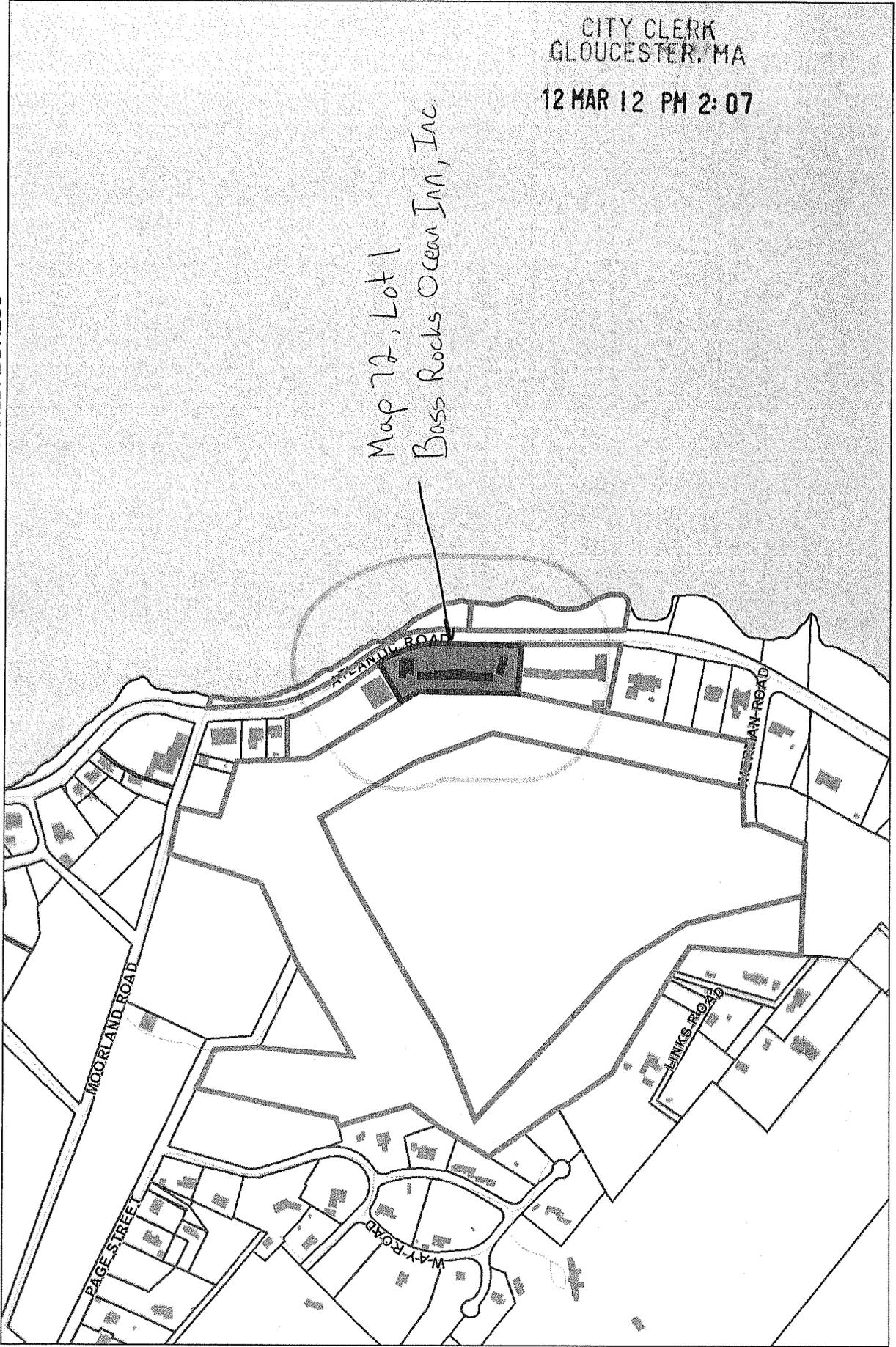
This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 72 Lot 1 as further shown on the attached map dated 3/5/2012.

ABUTTER

STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS





# City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 72-1

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
73-2 BASS ROCKS GOLF CLUB	R ATLANTIC RD	73-2	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000
71-20 GLOU LODGE OF ELKS 892	101 ATLANTIC RD	71-20	GLOU LODGE OF ELKS 892 P O BOX 86 GLOUCESTER, MA 01931-0086
72-1 BASS ROCKS OCEAN INN INC	107 ATLANTIC RD	72-1	BASS ROCKS OCEAN INN INC 107 ATLANTIC RD GLOUCESTER, MA 01930 0000
72-12 BASS ROCKS OCEAN INN INC	108 ATLANTIC RD	72-12	BASS ROCKS OCEAN INN INC 107 ATLANTIC RD GLOUCESTER, MA 01930 0000
72-11 GLOUCESTER CITY OF	112 ATLANTIC RD	72-11	GLOUCESTER CITY OF CITY HALL GLOUCESTER, MA 01930 0000
72-3 BONMAL INC	125 ATLANTIC RD	72-3	BONMAL INC 125 ATLANTIC RD GLOUCESTER, MA 01930 0000
73-1 BASS ROCKS GOLF CLUB	12 MOORLAND RD	73-1	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000

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GLOUCESTER, MA  
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# City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 72-1

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Gloucester Board of Assessors.

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ABUTTER

STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS

I hereby certify that the above identifies the assessed owner of record and the mailing information for the parcel listed, as shown on the most recent tax list of the City of Gloucester Massachusetts.

Signed,

Name:

Julie Devlin

Title:

Senior Clerk Assessors

Date:

MAR 05 2012

Authorized Representative of the City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

CITY CLERK  
GLOUCESTER, MA  
12 MAR 12 PM 2:11





# City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 72-3

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.  
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 72 Lot 3 as further shown on the attached map dated 3/5/2012.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
73-2 BASS ROCKS GOLF CLUB	R ATLANTIC RD	73-2	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000
72-1 BASS ROCKS OCEAN INN INC	107 ATLANTIC RD ✓	72-1	BASS ROCKS OCEAN INN INC 107 ATLANTIC RD GLOUCESTER, MA 01930 0000
72-11 GLOUCESTER CITY OF	112 ATLANTIC RD	72-11	GLOUCESTER CITY OF CITY HALL GLOUCESTER, MA 01930 0000
72-3 BONMAL INC	125 ATLANTIC RD	72-3	BONMAL INC 125 ATLANTIC RD GLOUCESTER, MA 01930 0000
72-13 FONZO MICHAEL A & JANE A	129 ATLANTIC RD ✓	72-13	FONZO MICHAEL A & JANE A 129 ATLANTIC RD GLOUCESTER, MA 01930
72-14 ROWLEY-WILLIAMS SALLY MILL COTTAGE	131 ATLANTIC RD	72-14	ROWLEY-WILLIAMS SALLY MILL COTTAGE APPLEFORD RD OXON, UK OX14 4NH
72-15 BURGER THOMAS M & ROBERT ANDREE M TBYE C/O BURGER THOMAS M & ROBERT ANDREE M TR	133 ATLANTIC RD ✓	72-15	BURGER THOMAS M & ROBERT ANDREE M TBYE C/O BURGER THOMAS M & ROBERT ANDREE M TR 133 ATLANTIC RD GLOUCESTER, MA 01930-4331
73-1 BASS ROCKS GOLF CLUB	12 MOORLAND RD	73-1	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000

CITY CLERK  
GLOUCESTER, MA  
12 MAR 12 PM 2:07



# City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 72-3

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.

Gloucester Board of Assessors.

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ABUTTER

STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS

I hereby certify that the above identifies the assessed owner of record and the mailing information for the parcel listed, as shown on the most recent tax list of the City of Gloucester Massachusetts.

Signed

Name:

Bobbie Devlin

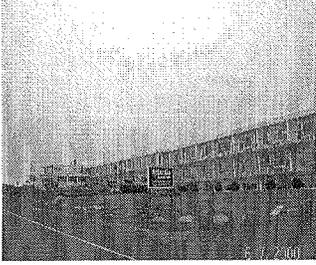
Title:

Senior Clerk Assessors

Date:

MAR 05 2012

Authorized Representative of the City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930



Map/Lot/Unit : 72/3/11  
 Location: 125 ATLANTIC RD  
 Owner Name: BONMAL INC  
 Account Number: 0072 0003 001

**Parcel Value**

Item	Current Assessed Value	FY 2011 Assessed Value
Buildings	1,310,100	1,310,100
Xtra Bldg Features	0	0
Outbuildings	73,000	73,000
Land	805,300	846,500
<b>Total:</b>	<b>2,188,400</b>	<b>2,229,600</b>

**Owner of Record**

BONMAL INC  
 125 ATLANTIC RD  
 GLOUCESTER, MA 01930 0000

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
BONMAL INC	C411/9	6/1/1971	1

**Land Use**

Land Use Code	Land Use Description
3010	MOTEL

**Land Line Valuation**

Size	Zone	Assessed Value
1.48 AC	R-20	805,300

**Construction Detail**

<b>Building # 1</b>		
<b>STYLE</b> Motel	<b>MODEL</b> Commercial	<b>Stories:</b> 3
<b>Occupancy</b> 1	<b>Exterior Wall 1</b> Stucco on Maso	<b>Roof Structure</b> Flat
<b>Roof Cover</b> T&G/Rubber	<b>Interior Wall 1</b> Drywall/Sheet	<b>Interior Floor 1</b> Carpet
<b>Heating Fuel</b> Electric	<b>Heating Type</b> Electr Basebrd	<b>AC Type</b> None
<b>Bldg Use</b> MOTEL	<b>Total Bedrms</b> 05	<b>Total Baths</b> 2
<b>Heat/AC</b> NONE	<b>Frame Type</b> MASONRY	<b>Baths/Plumbing</b> AVERAGE
<b>Ceiling/Wall</b> CEIL & WALLS	<b>Rooms/Prtns</b> AVERAGE	<b>Wall Height</b> 10

**Building Valuation**

Living Area: 21,145 square feet      Year Built: 1964      Depreciation: 20%

**Extra Features**

Code	Description	Units
	No Extra Building Features	

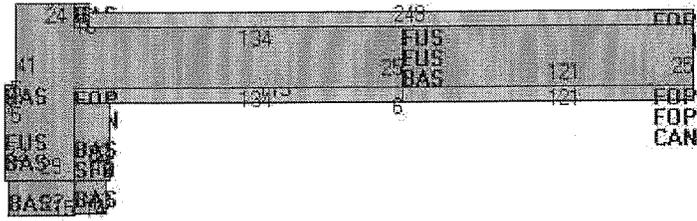
**Outbuildings**

Code	Description	Units
SPL1	POOL-INGR CONC	1144 S.F.
FGR2	GARAGE-GOOD	902 S.F.

SHD1 SHED FRAME |  
PAV1 PAVING-ASPHALT |

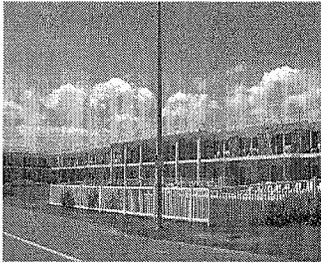
128 S.F.  
12000 S.F.

### Building Sketch



### Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	9449	9449
CAN	Canopy	3024	0
FOP	Porch, Open, Finished	5244	0
FUS	Upper Story, Finished	11312	11312
SFB	Base, Semi-Finished	480	384



Map/Lot/Unit : 72/1/1/1  
 Location: 107 ATLANTIC RD  
 Owner Name: BASS ROCKS OCEAN INN INC  
 Account Number: 0072 0001 001

**Parcel Value**

Item	Current Assessed Value	FY 2011 Assessed Value
Buildings	1,317,800	1,317,800
Xtra Bldg Features	0	0
Outbuildings	32,700	32,700
Land	1,152,700	1,211,400
<b>Total:</b>	<b>2,503,200</b>	<b>2,561,900</b>

**Owner of Record**

BASS ROCKS OCEAN INN INC  
 107 ATLANTIC RD  
 GLOUCESTER, MA 01930 0000

**Ownership History**

Owner Name	Book/Page	Sale Date	Sale Price
BASS ROCKS OCEAN INN INC	0016	3/1/1967	1

**Land Use**

Land Use Code	Land Use Description
3010	MOTEL

**Land Line Valuation**

Size	Zone	Assessed Value
1.50 AC	R-20	1,152,700

**Construction Detail**

Building # 1	MODEL Commercial	Stories: 2
STYLE Motel	Exterior Wall 1 Concr/Cinder	Exterior Wall 2 Brick/Masonry
Occupancy 1	Roof Cover T&G/Rubber	Interior Wall 1 Drywall/Sheet
Roof Structure Flat	Heating Fuel Electric	Heating Type Forced Air-Duc
Interior Floor 1 Carpet	Bldg Use MOTEL	Total Bedrms 00
AC Type None	Heat/AC NONE	Frame Type MASONRY
Total Baths 0	Ceiling/Wall CEIL & WALLS	Rooms/Prtns AVERAGE
Baths/Plumbing AVERAGE		
Wall Height 10		

**Building Valuation**

Living Area: 12,664 square feet      Year Built: 1964      Depreciation: 20%

**Extra Features**

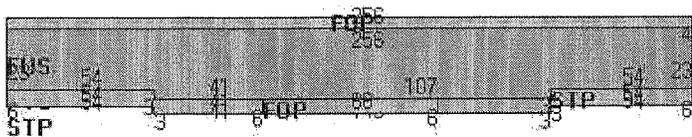
Code	Description	Units
	No Extra Building Features	

**Outbuildings**

Code	Description	Units
PAT2	PATIO-GOOD	1300 S.F.

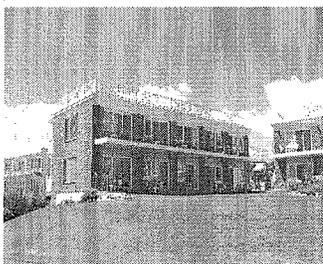
SPL2	VINYL/PLASTIC	800 S.F.
SHD2	W/LIGHTS ETC	130 S.F.
PAT1	PATIO-AVG	5200 S.F.

**Building Sketch**



**Subarea Summary**

Code	Description	Gross Area	Living Area
BAS	First Floor	6332	6332
FOP	Porch, Open, Finished	1420	0
FUS	Upper Story, Finished	6332	6332
PTO	Patio	1536	0
STP	Stoop	894	0



**Construction Detail**

Building # 2

STYLE Motel

Stories: 2

Exterior Wall 1 Concr/Cinder

Roof Structure Flat

Interior Wall 1 Drywall/Sheet

Heating Fuel Electric

AC Type None

Total Bedrms 05

Heat/AC NONE

MODEL Commercial

Occupancy 1

Exterior Wall 2 Brick/Masonry

Roof Cover T&G/Rubber

Interior Floor 1 Carpet

Heating Type Forced Air-Duc

Bldg Use MOTEL

Total Baths 2

Frame Type MASONRY

**Building Valuation**

Living Area: 3,072 square feet

Year Built: 1964

Depreciation: 20%

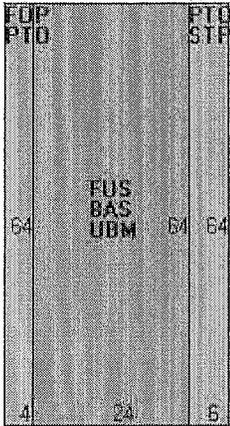
**Extra Features**

Code	Description	Units
	No Extra Building Features	

**Outbuildings**

Code	Description	Units
No Outbuildings		

**Building Sketch**



**Subarea Summary**

Code	Description	Gross Area	Living Area
BAS	First Floor	1536	1536
FOP	Porch, Open, Finished	256	0
FUS	Upper Story, Finished	1536	1536
PTO	Patio	640	0
STP	Stoop	384	0
UBM	Basement, Unfinished	1536	0



**Construction Detail**

<b>Building # 3</b>	<b>MODEL</b> Commercial
<b>STYLE</b> Motel	<b>Occupancy</b> 1
<b>Stories:</b> 3	<b>Roof Structure</b> Gable/Hip
<b>Exterior Wall 1</b> Clapboard	<b>Interior Wall 1</b> Plastered
<b>Roof Cover</b> Asph/F Gls/Cmp	<b>Interior Floor 1</b> Hardwood
<b>Interior Wall 2</b> Drywall/Sheet	<b>Heating Fuel</b> Oil
<b>Interior Floor 2</b> Carpet	<b>AC Type</b> Central
<b>Heating Type</b> Forced Air-Duc	<b>Total Bedrms</b> 00
<b>Bldg Use</b> MOTEL	<b>Heat/AC</b> NONE
<b>Total Baths</b> 0	
<b>Frame Type</b> WOOD FRAME	

**Building Valuation**

**Living Area:** 4,676 square feet      **Year Built:** 1899      **Depreciation:** 24%

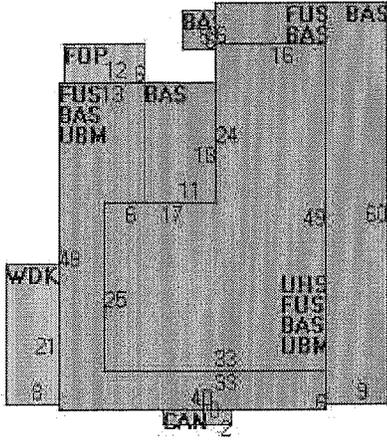
**Extra Features**

Code	Description	Units
	No Extra Building Features	

**Outbuildings**

Code	Description	Units
	No Outbuildings	

**Building Sketch**



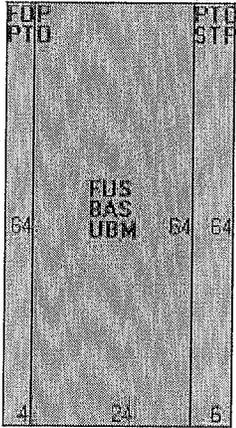
**Subarea Summary**

Code	Description	Gross Area	Living Area
BAS	First Floor	2722	2722
CAN	Canopy	20	0
FOP	Porch, Open, Finished	72	0
FUS	Upper Story, Finished	1954	1954
UBM	Basement, Unfinished	1858	0
UHS	Half Story, Unfinished	1209	0
WDK	Deck, Wood	168	0

## Outbuildings

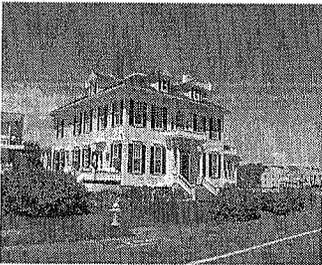
Code	Description	Units
No Outbuildings		

## Building Sketch



## Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1536	1536
FOP	Porch, Open, Finished	256	0
FUS	Upper Story, Finished	1536	1536
PTO	Patio	640	0
STP	Stoop	384	0
UBM	Basement, Unfinished	1536	0



## Construction Detail

Building # 3

STYLE Motel

Stories: 3

Exterior Wall 1 Clapboard

Roof Cover Asph/F GlS/Cmp

Interior Wall 2 Drywall/Sheet

Interior Floor 2 Carpet

Heating Type Forced Air-Duc

Bldg Use MOTEL

Total Baths 0

Frame Type WOOD FRAME

MODEL Commercial

Occupancy 1

Roof Structure Gable/Hip

Interior Wall 1 Plastered

Interior Floor 1 Hardwood

Heating Fuel Oil

AC Type Central

Total Bedrms 00

Heat/AC NONE

## Building Valuation

Living Area: 4,676 square feet

Year Built: 1899

Depreciation: 24%

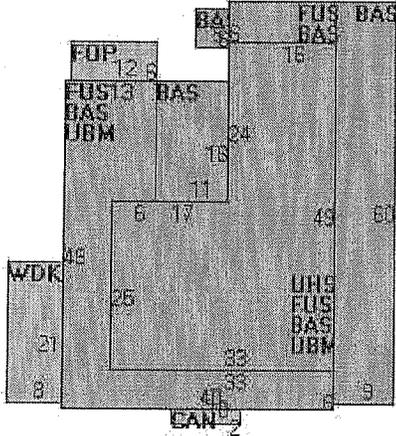
## Extra Features

Code	Description	Units
	No Extra Building Features	

### Outbuildings

Code	Description	Units
	No Outbuildings	

### Building Sketch



### Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	2722	2722
CAN	Canopy	20	0
FOP	Porch, Open, Finished	72	0
FUS	Upper Story, Finished	1954	1954
UBM	Basement, Unfinished	1858	0
UHS	Half Story, Unfinished	1209	0
WDK	Deck, Wood	168	0